

Staff Report- June 14, 2011
5003 Blythewood Road
Baltimore City Historic District- Wyndhurst

Plan: Concept Review Construct Rear Addition

Staff Presenter : W. Edward Leon

Applicant : Eric & Joan Thompson

Architect: Bruce Manger

Background

This project is coming for Concept Review of an addition to a property in the Wyndhurst historic district. This project is being reviewed under Baltimore City Historic Preservation Procedures and Design Guidelines: *8.3 Wood, 8.5 Doors, 8.6 Windows, 8.7 Roofing and Roof Drainage Systems, 8.14 Alterations and Additions and Standards #9 and #10.*

Plan

The plan is to construct a contemporary wood frame addition to the rear of the main historic structure.

The addition is to be located on the eastern elevation of the building and site.

The addition will expand the square footage of the overall house on the first floor level.

The new addition has a low gable pitch roof that is attached behind and just below the second story windows.

The planned addition is consistent with the height and massing of other rear additions immediately surrounding it.

The applicant has proposed to have the exterior sides and rear covered with a hardi-plank siding style that will complement with the existing structure.

Proposed window style is to be one-over-one and casement style. And new metal clad door is planned for new rear exit. Stucco is the proposed finish for the lower level to match the existing house base. The roof is proposed to be a standing metal seam roof. New gutters and downspouts.

Analysis

The design is compatible with the Size, Scale, Material and Character of the property, neighborhood and environment.

The addition has no impact upon the main historic streetscape of Blythewood Road.

The plan does not affect the original front structure.

The window treatment appearance is appropriate for the style of the structure and the nearby historic structures. The door is compatible with other doors found in the neighborhood.

The exterior wall treatment of siding and stucco is appropriate to the environment and setting of the addition on site as well as compatible with the siding of other rear surrounding structures.

Staff Recommendation

Approval of the concept plan as submitted with final design elements to be reviewed by staff as the plan meets Baltimore City Historic Preservation Procedures and Design Guidelines: 8.3 Wood, 8.5 Doors, 8.6 Windows, 8.7 Roofing and Roof Drainage Systems, 8.14 Alterations and Additions.

Site Plan



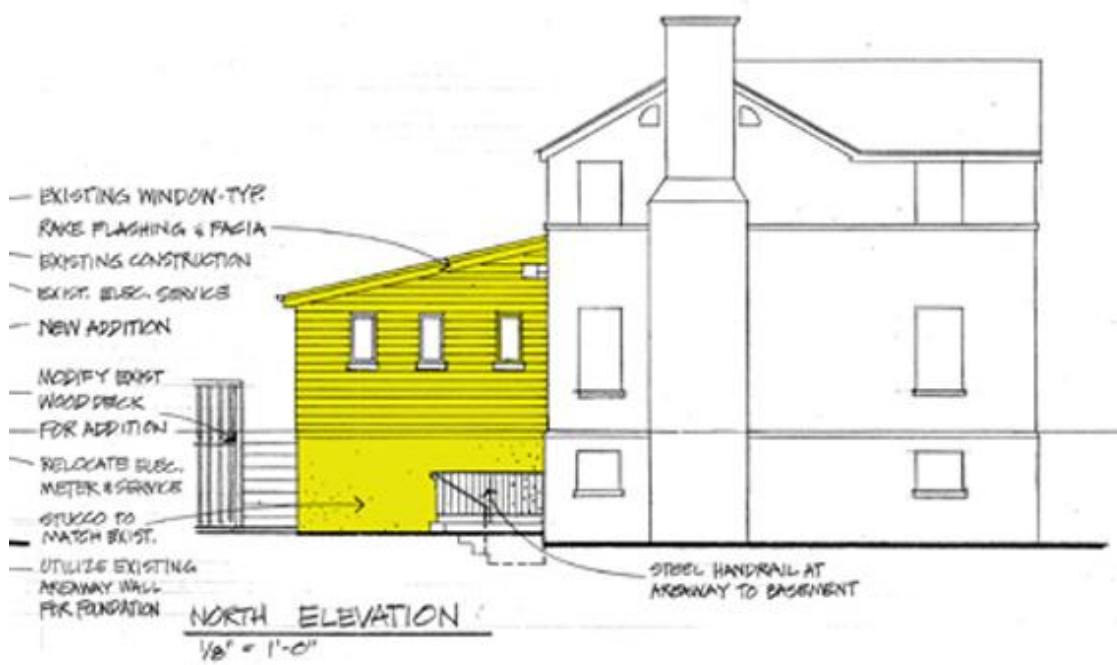
Aerial View looking East



Aerial View of the Site looking North



Aerial View of the Site Looking South



Aerial View looking West

